



**Agenda Item Number: 2006-1-8H**

## **BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS**

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**Meeting Date:** January 10, 2006

**Department:** Infrastructure Planning and Geo Resources    **Staff Contact:** Tim West, Deputy County Manager for Public Works  
Steve Miller, Department Director  
Ray Orona, ROW Manager

**TITLE:** Sale of Parcel E-8 of North Albuquerque Acres

**ACTION:** Motion to approve:

1. Sale of Parcel E-8 of North Albuquerque Acres by Quitclaim Deed to High Desert State Bank, Pursuant to State Statutes 13-6-2 and 13-6-2.1.
2. Administrative Resolution **AR** -2006 supporting approval of the sale.
3. Financial Resolution **FR** -2006 increasing the budget and accepting \$302,525 from the sale of Parcel E-8 of North Albuquerque Acres.

### **SUMMARY:**

Notification of RFB #0036-06-RS for the Sale of Paseo del Norte Non Right-of-Way Properties, which included the sale of nine unimproved parcels, was published in the Albuquerque Journal on October 27, 2005. Parcel E-8, one of the nine parcels, located at the northeast corner of Paseo del Norte and Ventura Boulevard NE, North Albuquerque Acres received one bid on November 23, 2005 from High Desert State Bank in the amount of \$302,525 or \$13.43 per square foot. The market value appraisal by Charles Graham Appraisal & Consulting Services, dated May 18, 2005, estimated the value of this parcel to be \$157,700. Upon the Board's approval, the County must submit a request to the State Board of Finance, including an Administrative Resolution, authorizing the sale and a provision making the sale subject to approval by the State Board of Finance.

The County purchased this property on March 26, 1999 from The Ventura Group in the amount of \$199,165.20 or \$8.84 per square foot for the Paseo del Norte East road construction. Bernalillo County Public Works Division has determined that this excess land is no longer required for any other public project and its sale to generate funding for other County/Federal projects is in the best public interest. There are no adverse impacts to any public agency or the well being of the public. This land will be returned to the private sector increasing the tax base and make funds available to the County for other federally funded projects within Bernalillo County. The sale of these properties will result in net revenue of \$103,359.80 or 51.90%.

## **ATTACHMENTS:**

1. Quitclaim Deed and Legal Description
2. Copy of Current Appraisal and State Taxation & Revenue Review
3. Sale Justification and Recommendation/BC Public Works
4. RFB Summary
5. One (1) Original Real Estate Purchase Agreement
6. Administrative Resolution AR -2006
7. Financial Resolution FR 2006
8. State Statute 13-6-2
9. State Statute 13-6-2.1

## **FISCAL IMPACT**

Federal Projects Funds                      BC12-566463-7999                      \$302,525

## **STAFF ANALYSIS SUMMARY**

### **COUNTY MANAGER**

County Public Works determined that theses parcels are excess land and is in the best interest of the public to sell and generate funding for other Bernalillo County road projects. I recommend Board approval. TL 01/04/2006

### **DEPUTY COUNTY MANAGER FOR PUBLIC WORKS**

I recommend approval of the sale to the one bidder whose bid was higher than the appraised value. Finalization of sale is subject to State Board of Finance approval. TW 12/20/05

### **LEGAL**

The proposed sale is made in accordance with applicable laws and regulations. JSL 12/27/05

### **FINANCE**

<b>Budget</b>	Revenue from the sale of this property will generate funding for other County/Federal projects. If the Board approves the financial resolution, funds will be available in the above line item as soon as the proceeds are received and deposited. Amy Childers, Financial Specialist 12/21/05
<b>Purchasing</b>	Proper procedures were followed in the solicitation, evaluation and award of RFB 0036-06-RS. Rosanna Suazo, Purchasing Administrator 12/19/05
<b>Contracts</b>	Contract Control Number 2005-0681 has been issued for the Purchase Agreement on the sale of Parcel E-8 of North Albuquerque Acres to High Desert State Bank. R. Suazo, Purchasing Administrator 12/20/05
<b>Risk Management</b>	No comment required. David Baca, Risk Management 12/20/05